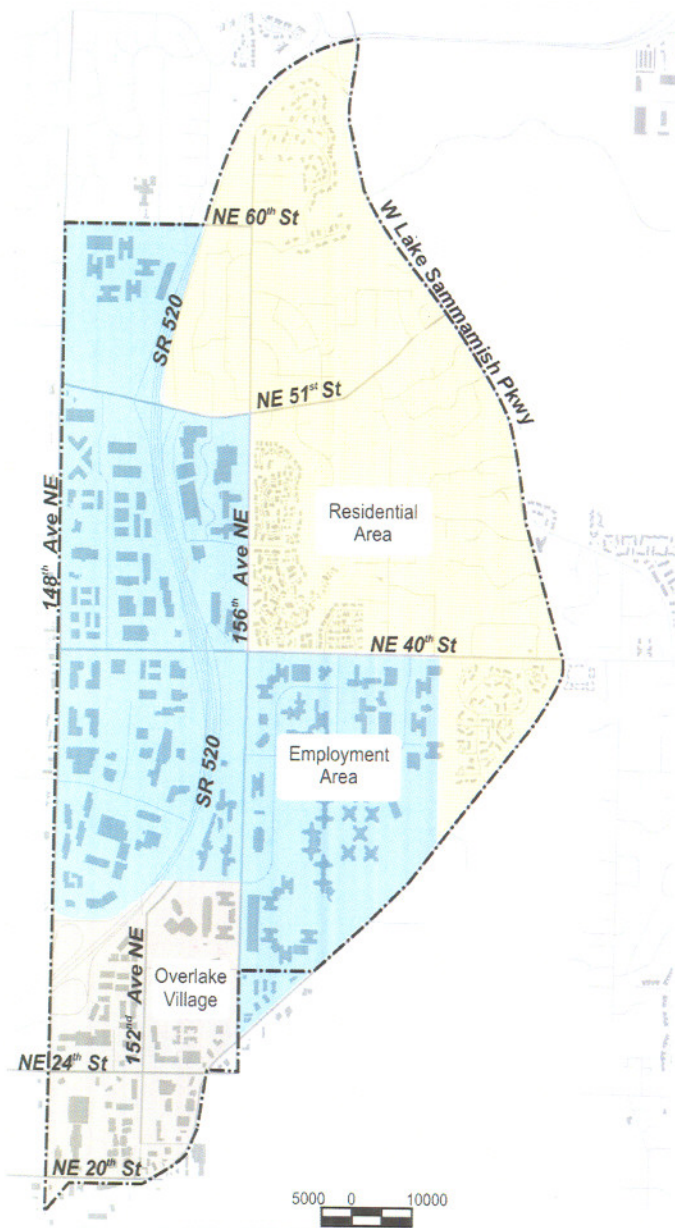


# Overlake Neighborhood Plan Update and Implementation Project

## DRAFT SUPPLEMENTAL ENVIRONMENTAL IMPACT STATEMENT



Mixed-Use Development



Pedestrian-Oriented Streets



Parks and Open Spaces



Transit Service



March 23, 2007

**Draft  
Supplemental Environmental Impact  
Statement for the**

**Overlake Neighborhood Plan  
Update and Implementation Project**

Prepared in compliance with The State Environmental Policy Act  
Chapter 43.21 of the Revised Code of Washington

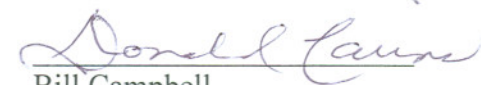
SEPA Rules  
Chapter 197.11 of the Washington Administrative Code

and

Redmond Community Development Guide  
Chapter 20F.20.40, Environmental Review

Date of Issue of Draft SEIS: March 23, 2007  
Deadline for Comments: 5:00 p.m., April 23, 2007

  
Robert G. Odle  
City of Redmond  
SEPA Responsible Official

for   
Bill Campbell  
City of Redmond  
SEPA Responsible Official 3/22/07





March 23, 2007

Dear Reviewer,

This Draft Supplemental Environmental Impact Statement (DSEIS) is designed to assist citizens and decision makers in considering proposed updates to Redmond's Overlake Neighborhood Plan and related portions of the Redmond Community Development Guide. The Overlake study area is bounded on the west by 148<sup>th</sup> Avenue NE, on the north by NE 60<sup>th</sup> Street and State Route (SR) 520, and on the east by West Lake Sammamish Parkway and Bellevue-Redmond Road, which also forms the southern boundary with NE 20<sup>th</sup> Street.

This Draft SEIS analyzes impacts associated with the No Action Alternative and the Action Alternative for potential future land use changes and public investments for Overlake through 2030. The two alternatives largely maintain the vision adopted in 1999 as part of the Overlake Neighborhood Plan, but differ in describing how the vision is achieved by 2030. These differences include the amount and character of residential and commercial development and the level of public action and investment taken, such as investment in transportation, parks and open space, and stormwater management improvements. The proposed Action Alternative includes the adoption of updates to the Overlake Neighborhood Plan (ONP), related portions of Redmond's Comprehensive Plan, the Redmond Community Development Guide (RCDG), and other implementation documents, such as the Redmond Transportation Master Plan.

The environmental analysis is intended to address four major objectives: to disclose the potential adverse environmental impacts of the proposal and the no action alternative, to identify measures that would reduce the potential environmental impacts if needed, to provide an opportunity for public comment, and to provide a framework for later project review.

Community involvement in the Overlake Neighborhood Plan Update and Implementation Project is important. We invite you to comment on the proposals and the environmental analysis in this document. Opportunities to comment include:

### **Draft SEIS/Overlake Neighborhood Plan Update Open House**

An open house for this Draft SEIS and the proposed updates to the Overlake Neighborhood Plan will be held on March 29, 2007, from 4:00 pm to 7:00 pm at the North Bellevue Community Center, 4063 148<sup>th</sup> Avenue NE, Bellevue. A brief introduction will be given at 5:00 pm. The open house provides an opportunity for interested parties to review information on each alternative, ask questions of staff and consultants, and provide written comments on the forms provided at the open house.

### Written Comments

Written comments must be received by 5:00 pm, **April 23, 2007** and should be addressed to: Rob Odle, Responsible Official, City of Redmond Planning Department, PO Box 97010, MS: 4SPL, Redmond WA 98073-9710. Comments may also be submitted by email to [overlake@redmond.gov](mailto:overlake@redmond.gov).

### Next Steps

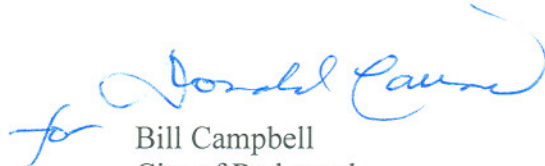
The City will review all written comments received during the comment period. Based on that review, City staff will recommend a first phase of updates to the Redmond Comprehensive Plan and Redmond Community Development Guide for Overlake for review and action by the City's Planning Commission and City Council. Before adoption of updates, a Final Supplemental Environmental Impact Statement (FEIS) will be written. The FSEIS will respond to comments on this document.

This update is an important step in continuing to shape Overlake's future. We encourage your review and comments. If you would like more information, please contact Lori Peckol at 425/556-2411 or [lpeckol@redmond.gov](mailto:lpeckol@redmond.gov).

Sincerely,



Robert G. Odle  
City of Redmond  
SEPA Responsible Official



Bill Campbell  
City of Redmond  
SEPA Responsible Official

## **Fact Sheet**

### **Project:**

Overlake Neighborhood Plan Update and Implementation Project

### **Location:**

The Overlake Neighborhood is in the southwest corner of Redmond. The western boundary is 148<sup>th</sup> Avenue NE; the northern boundary is NE 60<sup>th</sup> Street and State Route 520; the eastern boundary is West Lake Sammamish Parkway and Bellevue-Redmond Road, the latter of which also serves as a southern boundary to NE 20<sup>th</sup> Street.

### **Description of Proposal:**

The proposed action is the adoption of updates to the Overlake Neighborhood Plan (ONP), related portions of Redmond's Comprehensive Plan, the Redmond Community Development Guide (RCDG), and other implementation documents, such as the Redmond Transportation Master Plan. The proposed action also includes adoption of the Overlake Master Plan and Implementation Strategy. The purpose of the update is to refine the adopted vision for Overlake, reflect changes in the area since adoption of the plan in 1999, and promote implementation of the plan.

This document is a supplement to the Integrated Growth Management Act (GMA) Document and Final Environmental Impact Statement (FEIS) prepared in 1999 for the Overlake Neighborhood Plan and Bellevue-Redmond Overlake Transportation Study (BROTS) Update. It evaluates an Action and No Action Alternative through the planning horizon of 2030. The two alternatives largely maintain the vision adopted as part of the ONP, but differ in describing how the vision is achieved by 2030. These differences include the amount and character of development and the level of public action and investment taken, such as investment in transportation, parks and open space, and stormwater management improvements.

Under the Action Alternative, the Overlake shopping area would transition to an urban residential/mixed use neighborhood and most of the remaining 1 and 2 story structures in the employment area would be redeveloped. This alternative provides for the addition of approximately 5,800 dwellings and up to 4.5 million square feet of new commercial space in the study area through 2030, over the amount of development existing or in the pipeline. This alternative envisions the extension of Sound Transit light rail transit from Bellevue through the study area to Downtown Redmond. The City of Redmond would take action on proposed amendments in phases, in recognition of anticipated work between the cities of Redmond and Bellevue to jointly update agreements for phasing of growth and investments in Overlake and the Bel-Red Corridor.

The Supplemental Environmental Impact Statement (SEIS) also evaluates a No Action Alternative, which assumes that no significant changes would occur to the existing neighborhood plan, zoning, or planned improvements for Overlake. This alternative anticipates that approximately 2,300 dwellings and 1 million square feet of new commercial space in the study

area would be added to the area through 2030, over the amount of development existing or in the pipeline, and that future development would be primarily suburban in form.

**Proponent:**

City of Redmond

**Lead Agency:**

The City of Redmond is Lead Agency for environmental review of the Overlake Neighborhood Plan.

**Responsible Officials:**

Rob Odle, Director, Redmond Planning and Community Development Department  
Bill Campbell, Interim Director, Redmond Public Works Department

**Staff Contact:**

Lori Peckol, Policy Planning Manager, Redmond Planning and Community Development  
PO Box 97010, MS: 4SPL  
Redmond, WA 98073-9710  
425-556-2411

**Licenses, Permits and Approvals Required:**

Amendments to City of Redmond Comprehensive Plan, Community Development Guide, and functional plans, such as the Redmond Transportation Master Plan

**Contributors:**

City of Redmond Planning and Community Development Department  
City of Redmond Public Works Department  
City of Redmond Parks Department  
Mirai Transportation Planning and Engineering  
Geomatrix  
KPG, Inc.  
David Evans and Associates

**Date of Issue:**

March 23, 2007

**Date and Location of Open House on the Draft SEIS:**

March 29, 2007, at 4:00 p.m. in the North Bellevue Community/Senior Center, 4063 148<sup>th</sup> Avenue NE, Bellevue, Washington.

**Date Comments Due on Draft SEIS:**

April 23, 2007. Written comments may be mailed to the Responsible Official (address above) or sent by email to [overlake@redmond.gov](mailto:overlake@redmond.gov).

**Date of Final Action by the Lead Agency:**

The Redmond City Council is expected to adopt Comprehensive Plan and Community Development Guide Amendments in phases beginning in late summer 2007 and continuing in 2008.

**Subsequent Environmental Review:**

Redmond intends to phase the commercial growth anticipated under the Action Alternative. The phases would be defined in coordination with the City of Bellevue. Redmond also intends to use this SEIS to update the Overlake SEPA Planned Action in order to efficiently use investments of time and resources in preparing this document and to make development review more timely and predictable. As provided in WAC 197-11-600, additional environmental review may be needed to update the Planned Action, depending on the nature of the subsequent proposal.

**Location of Background Reports and Reference Materials:**

City of Redmond Planning and Community Development Department  
15670 NE 85<sup>th</sup> Street  
Fourth Floor South City Hall  
Redmond, Washington

Background information referenced in this document is also available online at [www.redmond.gov/intheworks/overlake](http://www.redmond.gov/intheworks/overlake).

**Copies:**

Paper copies may be purchased for \$10 at the Permit Center at Redmond City Hall (2<sup>nd</sup> floor), 15670 NE 85<sup>th</sup> Street, Redmond, WA. Compact discs with the Draft SEIS in electronic form are also available at no charge. Electronic copies may also be downloaded at [www.redmond.gov/intheworks/overlake](http://www.redmond.gov/intheworks/overlake).

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